









A spacious three bedroom, two reception room mid terrace dormer cottage with a garden within this popular area of Silksworth. Internally on the ground floor there are two generous reception rooms, kitchen and shower room/wc whilst to the first floor there are three well-proportioned and a wash room/wc. Benefits of the property include double glazing, gas central heating to radiators, a yard and a generous garden. This convenient location provides easy access to local amenities, shops and schools as well as offering transport connections, including major road links. Available Mid July Onwards.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via Composite entrance door.

## Entrance Vestibule

## Hallway

Door to lounge.

## Dining Room 12'5" x 12'2"

Double glazed window overlooking the garden, radiator and doors leading through to lounge.

## Lounge 14'5" x 12'1"

Double glazed window looking into courtyard, radiator, built in storage cupboard and doors to kitchen and rear lobby.

## Kitchen 13'9" x 7'8"

Wall and base units with work surfaces over incorporating 1 1/2 bowl sink and drainer unit, integrated appliances include electric oven and electric hob, space for fridge freezer, washing machine and tumble dryer, radiator and double glazed window. The room opens through to lobby.

## Lobby

Built in cupboard and a door to shower room and external Composite door providing access out to courtyard.

## Shower Room

Low level WC, washbasin and step in shower cubicle with mains shower, two chrome ladder style radiators and double glazed window.

## Rear Lobby

Double glazed window and staircase to first floor.

## First Floor Landing

## Bedroom 1 13'8" maximum x 11'6"

Double glazed window, radiator and built in cupboard.

## Bedroom 2 9'11" x 9'10"

Double glazed window overlooking the garden and radiator.

## Bedroom 3 12'2" x 6'9"

Double glazed window overlooking the garden and radiator.

## Washroom/WC

Fitted WC and mini washbasin.

## Outside

Courtyard and generous low maintenance garden.

## Council Tax Band

The Council Tax Band is Band A.

## Lettings Important Info.

We endeavour to make our lettings particulars accurate and reliable. They should be considered as a general guide only and do not constitute all or any part of the contract. None of the services, fittings and equipment have been tested. Measurements, where given, are approximate and for descriptive purposes only. Prospective tenants and their advisers should satisfy themselves as to the facts, and before arranging an inspection, availability. Further information on any point of importance can be provided, if in doubt please seek clarification before proceeding with a tenancy. No person in the employment of Peter Heron Limited has any authority to make or give any representation or warranty whatever in relation to this property.

## Fawcett Street Viewings

To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

## Opening Times

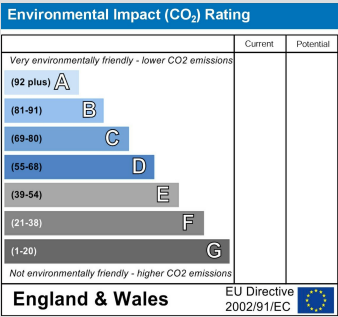
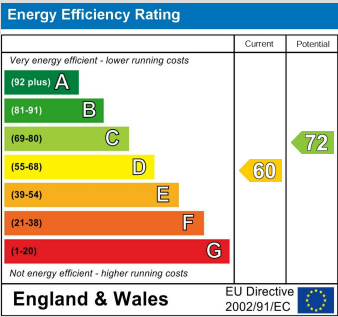
Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

## Ombudsman

Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.

## Movein Costs

Before moving in you will need to pay one month's rent and a bond equal to a months rent.



Visit [www.peterheron.co.uk](http://www.peterheron.co.uk) or call 0191 510 3323

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